

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
JUNE 25, 2013  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, James Sansone and Linda Spevacek. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:02 p.m.

**Public session:** There was no public comment.

**ON A MOTION** by Linda Spevacek, seconded by Charles Kraiza, the Commission voted to approve the minutes of June 11, 2013. All approved. Paul Lambert abstained.

**Public hearing:**

The public hearing for an application seeking a Special Permit to construct a barn/garage in excess of 1,000 square feet for property located at 240 Hungary Road, File Z-11-13 opened at 7:03 p.m. Tim Corlett, representing Tom and Jane Sullivan, stated the existing 800 square foot barn will be torn down and replaced with a 30 x 40 1,200 square foot barn. The proposed barn will be of standard wood frame construction, designed to look like an older rustic barn. The exterior siding will be rough sawn wood siding and asphalt shingles. Mr. Corlett anticipates that the barn will have electricity and exterior lighting. The barn will be used primarily to store lawn equipment and similar items. There was no public comment. The public hearing closed at 7:08 p.m.

**Old Business:**

The Commission began a discussion of an application seeking approval of a Special Permit to convert the property and existing buildings located at 156, 160 and 162 Granville Road to church, religious buildings and associated users by a non-profit religious organization, Valley Brook Community Church, File Z-8-13. They reviewed and discussed a list of conditions, which was prepared by Fran Armentano at their request. The Commission expressed additional concern for the possible use of hand held bull-horns and outside amplification during day camp and other outdoor activities. Paul Lambert excused himself from the discussion.

**ON A MOTION** by James Sansone, seconded by Charles Kraiza, the Commission voted to approve an application seeking approval of a Special Permit to convert the property and existing buildings located at 156, 160 and 162 Granville Road to church, religious buildings and associated uses by a non-profit religious organization, Valley Brook Community Church, File Z-8-13, as outlined on maps titled Special Permit Plan, Valley Brook Community Church; prepared by Ed Lally and Associates, dated June 10, 2013, sheet 1-4, with the following conditions:

1. The Special Permit shall apply to the area specifically identified as “limit of Special Permit” as outlined on the subject map. This area shall be known as 160 Granville Road.
2. All site improvements shall be as specifically outlined within the subject plans.
3. The plans shall be modified to show the regulated areas and where the silt fence is proposed to the satisfaction of the Town Engineer.
4. All work adjacent to and within the State Highway ROW should be reviewed and approved by ConnDOT, prior to construction.
5. The Septic System shall be installed in accordance with the requirements of the Farmington Valley Health District and submitted to the State Department of Public Health as required.
6. An as-built drawing shall be provided after construction is complete to the satisfaction of the Town Engineer.
7. Plan note #3, under “Establish Acceptable Sight Line”, second sentence shall read “The applicants Engineer and the Town Engineer and/or the Director of Community Development, shall review the vegetation removal staking and erosion controls prior to the start of vegetation removal.
8. Notes on the plan that are not required for this project shall be removed to the satisfaction of the Town Engineer.
9. A copy of the completed erosion control check list shall be provided to the town after the site is stabilized.
10. The use of the property by the Valley Brook Community Church shall be as generally described in the “Proposed Use of Property” dated June 11, 2013.
11. Trespass signs shall be placed, in accordance with the sign regulations, along the property lines shared by the subject site and 140 and 146 Granville Road. Said signs will be useful as the brook does not serve as the property line in this area.
12. The existing lights shall be modified so that they are in conformance with The Zoning Regulations, Section 2.8, Illumination. The Director of Community Development and Building Official shall enforce this condition and no Certificate of Occupancy shall be issued until the lights are brought into compliance.

13. The Director of Community Development shall review the vegetative buffer area along the western property line, in the vicinity of the existing equestrian building and parking area, and require as necessary additional plantings to shield the existing homes along Granville Road from the proposed Special Permit use.
14. The use on the property of hand held megaphones, or similar portable sound amplification devices is prohibited.
15. No outside sound, music or other noise amplification mechanisms shall be used on the property after 10:00 pm.

**Receive applications:**

The Commission received an application seeking to amend the Zoning Regulations, Section 3.7.4.6, by increasing the maximum density for multifamily units from 6 to 8, File Z-12-13. A public hearing on this matter is scheduled for July 11, 2013.

The Commission received an application seeking to renew a Special Permit for earth excavation for Tilcon, Inc. property located at 536 Salmon Brook Street, File Z-13-13. A public hearing on this matter is scheduled for July 11, 2013.

**Staff Reports and Correspondence:**

Fran noted there were some issues with the paving of the road for the Gateway Subdivision due to the excessive rain. The Town Engineer and Superintendent of Public Works are working with Fran on this matter.

**Commission discussion of items of interest or concern:**

It is anticipated that the Recreational Vehicle Subcommittee will provide a report to the Planning and Zoning Commission by July 23, 2013.

Fran reported that there will be a hearing on the Regional Natural Hazard Mitigation Plan on July 1, 2013 in the Granby Senior Center at 7:00 pm.

Paul Lambert asked about the status of the Peck Orchard Knoll property. Fran answered that a map has been filed on the land records, which divides the property into 2 separate lots. No building permits have been issued for either of these lots to date.

**ON A MOTION** by Paul Lambert, seconded by Charles Kraiza, the Commission voted to approve an application seeking a Special Permit to construct a barn/garage in excess of 1,000 square feet for property located at 240 Hungary Road, File z-11-13 as submitted.

All approved.

The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary